Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	30 Morgan Street, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,750,000

Median sale price

Median price $1,715,000 Property Type House Suburb Carnegie

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Elimatta Rd CARNEGIE 3163	$1,825,000	10/08/2024
2	44 Holywood Gr CARNEGIE 3163	$1,680,000	09/08/2024
3	25 Morgan St CARNEGIE 3163	$1,715,000	22/06/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/09/2024 09:12

30 Morgan Street, Carnegie Vic 3163

Jellis Craig
Robert De Freitas
9593 4500
0421 430 350
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3 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
June quarter 2024: $1,715,000

Comparable Properties



15 Elimatta Rd CARNEGIE 3163 (REI)

3 2 2

Price: $1,825,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments



44 Holywood Gr CARNEGIE 3163 (REI)

3 1 1

Price: $1,680,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)

Agent Comments



25 Morgan St CARNEGIE 3163 (REI)

3 2 2

Price: $1,715,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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